



MLS 6674524 Lake Home

\$1,550,000

4,860 sq ft
4 bedrooms
4 baths

3848 Little Boy Road
Longville MN 56655

Waterfront: Little Boy Lake
(Wabedo Twp.)

Status: Coming Soon

Description:

A rare opportunity to own and invest in a luxury property with a proven record of Short-Term Rental income all within the privacy and northwoods beauty of your own private island on Little Boy Lake. This up north retreat features guest-favorite amenities like a expansive game room with ping pong and pool table, theatre room with projector and surround sound, fireplace, 4+ bedrooms, sandy beach, firepit and plenty of room for snowmobiling and snowshoeing in the winter.

This truly is a year round retreat that both you and your guests will enjoy! Imagine your guests enjoying a winter weekend getaway, freshly fallen snow, driving over the iconic wooden bridge that leads to the property, and enjoying a weekend of memories, nature and luxury amenities. Invest in this unique property today!

Additional Details:


Year Built	1999
Lot Acres	15.2
Lot Dimensions	2961x1068x375
Garage Stalls	3
School District	118
Taxes	\$7,342
Taxes with Assessments	\$7,408
Tax Year	2024

Additional Features:

Basement: Full, Partially Finished, Walkout **Fuel:** Propane **Garage:** 3 **Heat:** Boiler, Forced Air, Fireplace(s), Radiant Floor **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled **Air Conditioning:** Central Air

Driving Directions:

Turn right onto Little Boy Rd NE, follow driveway, over wooden bridge to property

 Listed By:
Woods to Water Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

 **Call Affinity Real Estate**
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FLOOR 3

FLOOR 2



FLOOR 1

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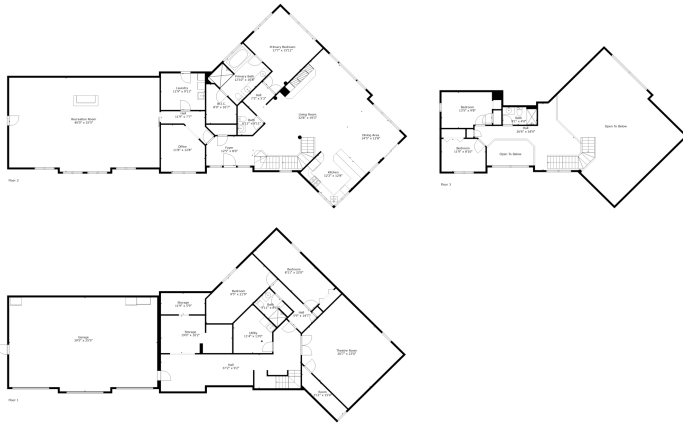
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TOTAL: 4633 sq. ft.
 BELOW GROUND: 1594 sq. ft., FLOOR 2: 2313 sq. ft., FLOOR 3: 524 sq. ft.
 EXCLUDED AREAS: GARAGE: 973 sq. ft., STORAGE: 248 sq. ft., LOW CEILING: 491 sq. ft.,
 OPEN TO BELOW: 829 sq. ft.
Size And Dimensions Are Approximate. Actual Measurements May Vary.

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